



AGENDA ITEM SUMMARY

District Impacted

- 1 = Wolosin
- 2 = Woolard
- 3 = Scott
- 4 = Boddie
- 5 = Macaluso
- All

multiple housing types, with an auto-oriented character. Appropriate uses for the area range from single-family dwellings to multi-family development based on location. New projects must be developed to create a buffer to lower density uses and have at least two access points.

Staff has worked with the developer and is aware of the intentions for the site. Since the initial conversation, the applicant has a vision of the final project and wished to request a bungalow zoning category. However, based on the number of trees on site, the one-story restriction imposed by the zoning, the request needed to change. The applicant is requesting R4-L, low-density multi-family residential district, to keep the same concept and add the possibility of building a two-story building.

The Planned Unit Development (PUD) is intended for infill projects that would have difficulty developing the site because of shape, size, surrounding development, poor accessibility, topography, or other issues. The PUD does allow flexibility in the planning and construction of developments, and at the same time, gives the community more information about what is being proposed and more control over what the final product will look like. PUD plan can be used to create a sense of community and a coherent living style, preserve natural resources, increase open space, and foster a compact, walkable development. It can help to arrange more efficient land use, building distribution, and infrastructure. PUD plans can approve deviations from the regulation, as long as it doesn't impact the safety and welfare of the population as a whole.

In some cases, PUD plans can approve smaller right-of-way width, open space distribution, inside connectivity. However, the plan has to be consistent with the surrounding areas' density, use, and traffic patterns. The deviations from the regulation need to be identified in the plan and approved in the motion.

The proposed development comprehends 35 detached dwelling units connected internally with a driveway and walking trails, fully gated, targeted for 55+ residents. The units will have around 2500 square feet, a two-car garage, and be placed on the lot considering the existing trees. All the units will be for sale, and the price point will be between \$650k and \$800k.

The presented site plan has the main entrance at Cascade Caverns and a secondary exit-only gate at North Star. Cascade Caverns is considered a Major Arterial in our thoroughfare plan and based on our current regulation, there shall be no driveways for residential or multi-family

	<p>developments along major or minor arterials. After multiple discussions with staff, the applicant decided to move forward with the plan with the entrance at the Cascade Caverns.</p> <p>Another item the presented site plan doesn't comply with our regulation is stacking distance between the right-of-way and the access gate keypad. Our regulation clearly states that gated communities shall place the gate keypad with enough distance that cars waiting to enter into the community don't disrupt the traffic. A TIA would determine the final required distance, but it should be no less than 60 feet from the right-of-way. However, the presented plan does not appear to have enough space available for such stacking, as the unit 01 driveway shows to be less than 30 feet from the property line.</p> <p>City staff held an online BOND (Boerne Open Neighborhood Discussion) meeting on November 16, 2021. During that time, the applicant and the engineer had a chance to explain the request. The staff has provided a report from the BOND meeting as part of this submittal.</p> <p>The meeting recording can be found on the city's YouTube page.</p> <p>A sub-committee with Joe Anzollitto, Tim Bannwolf, and Bob Cates was formed to review the project. A meeting took place on November 16, 2021, and the group had a chance to discuss with the development team the proposed plan, ask some questions and make some suggestions. They plan to meet again to discuss the plan in further detail.</p>												
Item Justification	<table border="0"> <tr> <td><input type="checkbox"/> Legal/Regulatory Obligation</td> <td><input type="checkbox"/> Infrastructure Investment</td> </tr> <tr> <td><input type="checkbox"/> Reduce Costs</td> <td><input checked="" type="checkbox"/> Customer Demand</td> </tr> <tr> <td><input type="checkbox"/> Increase Revenue</td> <td><input type="checkbox"/> Service Enhancement</td> </tr> <tr> <td><input type="checkbox"/> Drive Down Risk</td> <td><input type="checkbox"/> Process Efficiency</td> </tr> <tr> <td><input type="checkbox"/> Master Plan</td> <td><input type="checkbox"/> Other: _____</td> </tr> <tr> <td>Recommendation</td> <td>_____</td> </tr> </table>	<input type="checkbox"/> Legal/Regulatory Obligation	<input type="checkbox"/> Infrastructure Investment	<input type="checkbox"/> Reduce Costs	<input checked="" type="checkbox"/> Customer Demand	<input type="checkbox"/> Increase Revenue	<input type="checkbox"/> Service Enhancement	<input type="checkbox"/> Drive Down Risk	<input type="checkbox"/> Process Efficiency	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Other: _____	Recommendation	_____
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Financial Considerations													
Citizen Input/Board Review	<p>Public hearing information was posted in a local newspaper on November 19, and mail notifications were sent to the neighbors with 200 ft of the site. The city also had a BOND meeting on November 16, 2021</p>												
Legal Review													

Alternative Options	
Supporting Documents	Attached are maps and plat.